

The Current

RIVER NORTH

Spectacular RiNo Retail Opportunity



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LEGEND
PARTNERS ■■■■



The Details

April 2023 delivery

Dramatic 18' ceilings

Complete restaurant infrastructure

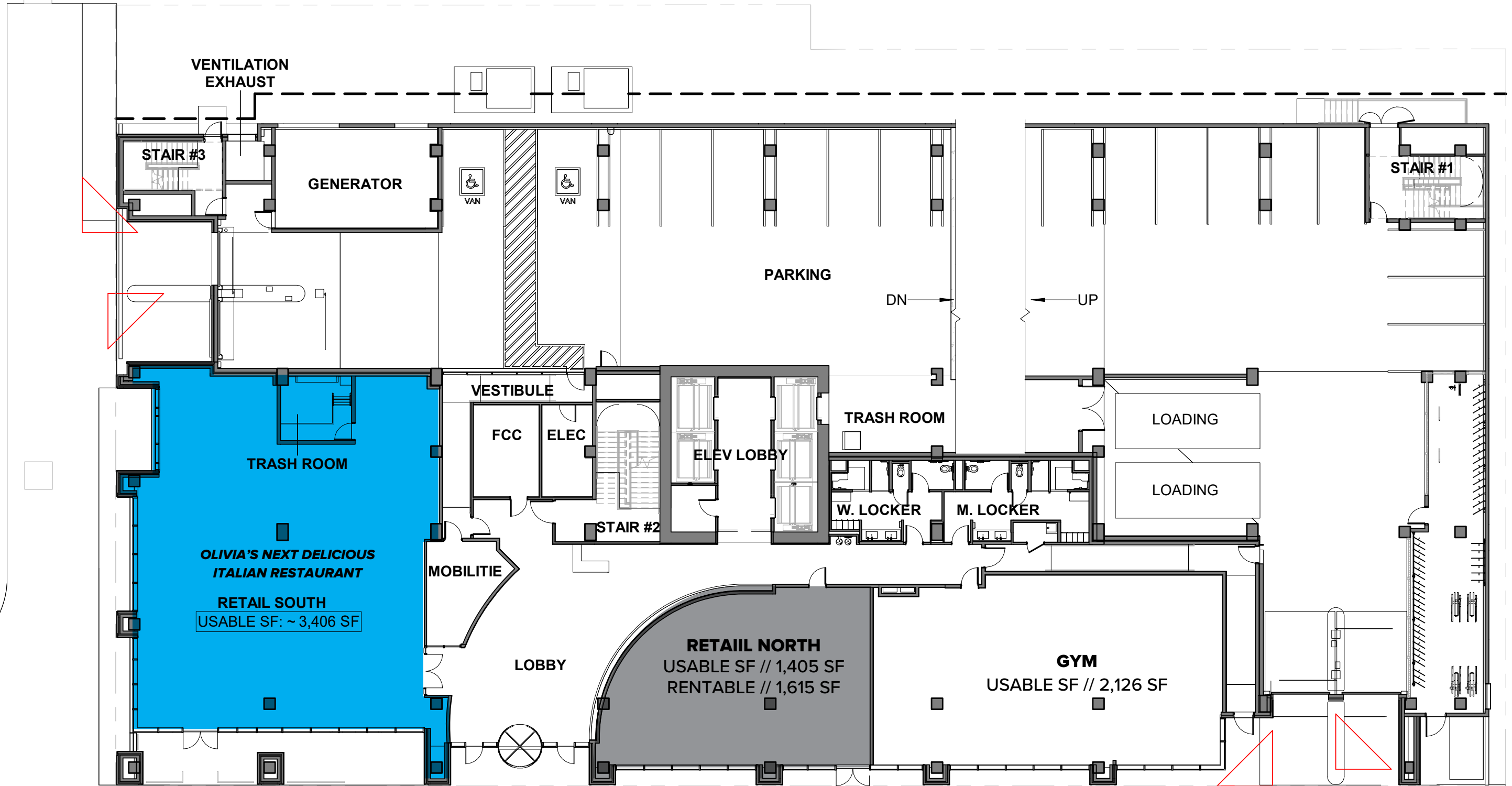
Parking ratio of 2:1000

State of the art office construction featuring:

- // Hospitality inspired Great Room on 11th & 12th floor available to all Tenants to use
- // Spa-Inspired Showers and Lockers
- // Full-Service Fitness Center
- // Conference / Training facility that accommodates over 100 individuals
- // Private Library and additional private conference rooms that can accommodate over 10+ occupants each
- // Rooftop indoor / outdoor event space that can accommodate events with 100+ attendees
- // Rooftop Yoga Lawn
- // Private Tenant Balconies on select floors
- // On-site storage
- // Private Rooftop Terrace on the 12th and 13th floors for the use of Tenants
- // Secured Bicycle Storage
- // On-Site Security and Concierge Services

The Plan

3615 DELGANY STREET, DENVER, CO 80216



RETAIL SOUTH
3,406 SF Usable
4,017 SF Rentable

RETAIL NORTH
1,405 SF Usable
1,615 SF Rentable

The Map



Ringsby Ct

Arkins Ct

Flora
HOTEL
42 ROOMS
15,000 SF
RETAIL

BURREL DENVER
49 CONDOS

Chestnut Pl

COMAL
Heritage Food Locations

NUMBER THIRTY EIGHT
CULINARY SOCIAL FINISH
BREWERY

IRONTON
RESTAURANT
CLAYTROUSERS

ARKINS PARK

The Current

BLUE MOON
BREWING & RESTAURANT

pepsi

Delgany St

Delgany St

38th St

Festival St

THE BRIGHTON
RESTAURANT

GREAT DIVIDE
RESTAURANT

LOGAN HOUSE
Coffee Co.

CAMBRIA
hotels & suites
150 ROOMS

CAMP BOW WICH
RESTAURANT

NATURAL GROCERS

Brighton Blvd

15,887 vpd

16,221 vpd

Brighton Blvd

23,842 vpd

SOURCE
100 ROOMS

THE WOODS

Safta

SMOK

GREENRINO

VIB
140 ROOMS

TACO SUPPLY

35th St

36th St

RIDE AT RINO

Rino

BUTCHER BLOCK CAFE

DETOX
Juice Bar

Wynkoop St

Wynkoop St

38th St

RINO SPORTS ARENA

ZEPPELIN STATION

STREET OF FOLLY
RESTAURANT

CROSSFIT WYNKOOP

Wazee St

38TH & BLAKE
LIGHT RAIL STATION

21,611 vpd

Blake St

Blake St

Blake St

BLACK SHIRT BREWING CO.

FAS

BLAKE STREET FLATS

35th St

EDIT AT RIVER NORTH

OPTIMUM GOLF

36th St

SLATERS 50/50
RESTAURANT

solidcore

BLACK SHIRT BREWING CO.

WALNUT FLATS APARTMENTS

38th St

33th St

IMPROPER CITY

The Current



The Amenities



Incredible views, fresh air, outdoor meetings, events, and selfies with the Rocky Mountains. One of the largest rooftop terraces in Denver at over 8,000 SF.








The Demographics



FULL SERVICE RESTAURANT SPENDING

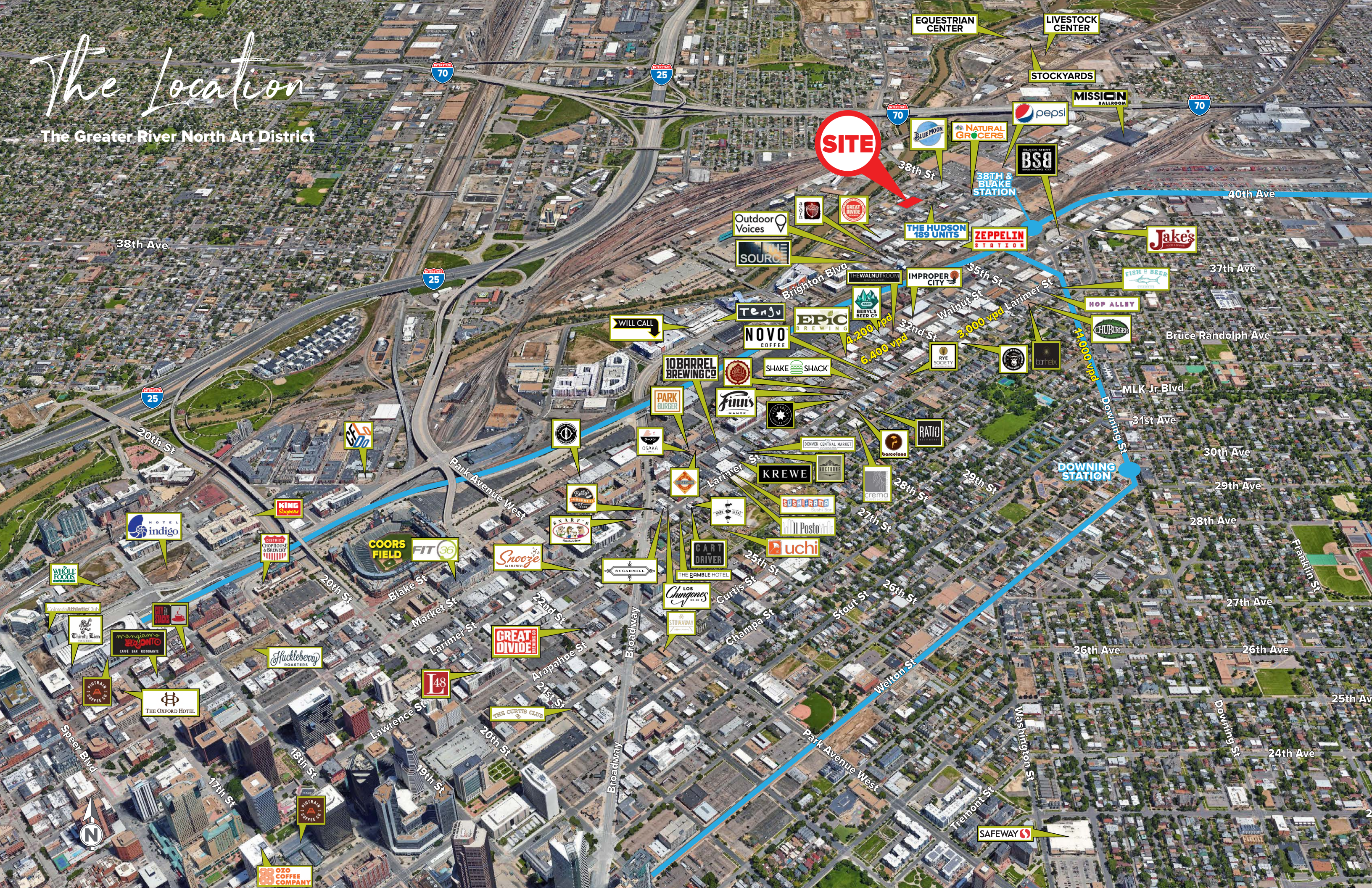
	2 MILE
 2024 MEALS AT RESTAURANTS / OTHER	\$242,483,966
 2024 BREAKFAST / BRUNCH	\$10,195,213
2024 LUNCH AT FULL SERVICE RESTAURANTS	\$30,198,789
2024 DINNER AT FULL SERVICE RESTAURANTS	\$72,336,437

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2024 EST. POPULATION	21,527	184,142	435,092
2029 PROJECTED POPULATION	27,295	192,809	447,288
2024 EST. DAYTIME POPULATION	17,858	264,790	462,349
 2024 EST. AVG HH INCOME	\$121,567	\$135,764	\$143,245
 2024 EST. HOUSEHOLDS	10,089	98,883	210,346
 2024 EST. BUSINESSES	1,396	17,843	34,839
 COLLEGE DEGREE	58%	64%	58%

The Location

The Greater River North Art District



SITE

WILL CALL

SAFeway

OZO COFFEE COMPANY



40,000 RSF
F CLASS-A
OFFICE SPACE

DYNAMIC GLASS

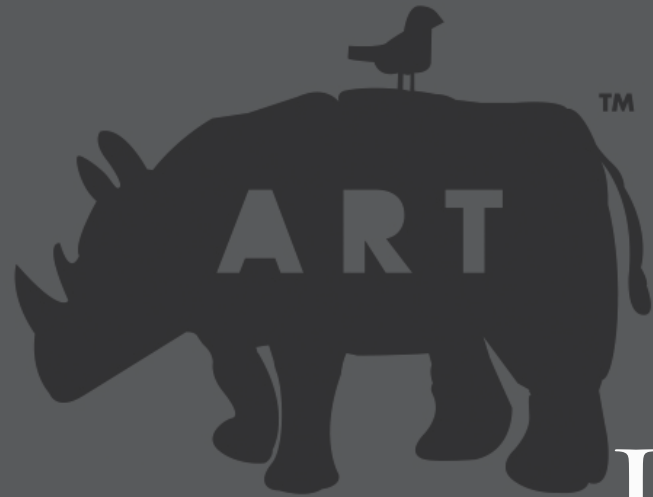
SCHNITZER WEST

MINDFUL

The Current

RIVER NORTH

EASY
COMMUTING



LEGEND
PARTNERS ■■■■

2000 S. COLORADO BOULEVARD // COLORADO CENTER ANNEX 320 // DENVER, CO 80222

NATURAL LIGHT

ROOMS

FLEX



MEETIN



SECURE

VERRED

PARK



ART



6
OU
TE